

# SCHWAB RANCH INVESTMENTS & MANAGEMENT

Ranch Sales & Management, Pre-Purchase and Property Tax Consulting

## The LPR Ranch

Approximately 65.5 acres,  
Kendalia, Texas

The LPR Ranch is located just North of Kendalia, Texas in Kendall County. The ranch is approximately 30 miles from Boerne, 15 miles from Blanco, and 45 miles from the San Antonio International Airport. There is an H-E-B grocery store, Home Depot, Wal-Mart, and numerous restaurants approximately 20 miles away in Spring Branch / Bulverde. The ranch has frontage on Crabapple Road and Old Blanco Road. Both of which are paved, county maintained roads.

The main house, of approximately 4600 square feet, has 4 bedrooms, a large open kitchen, and 3 1/2 baths and is set on a high part of the property with fantastic views to the South of the Guadalupe River Valley. The house has a tin roof and is served by a water well and conventional septic system. Guadalupe Valley Telephone Cooperative provides phone and internet service and Pedernales Electric Cooperative provides electricity.

The master bedroom and bath as well as the laundry room are located in the East wing of the house. The floors are wood laminate in all of these rooms. The master bedroom has a large walk in closet and there is a nice porch overlooking the back yard. The master bath has a large bathtub, large walk in shower, and private lavatory. There is a door that provides access to the office / library just outside.

A mud room is located between the kitchen and the East wing that has a dog washing sink with sprayer, sink and ample storage cabinets, and a door that opens on a sidewalk that leads to the garage as well as to the side yard area and office / library. The floor is large aggregate rock.

There is a large media / game room with built in cabinets and it has windows providing natural light. This could be a library as well or could be adapted to other uses.

Behind the media / game room is a small suite with a bathroom and bedroom. This is currently a 3 guest room but could be used for a private room for a caretaker, in-law suite, etc.

The dining room is next to the kitchen in the middle wing of the house with parquet wood flooring. It is large enough for good size dining table, etc. There is a rock fireplace here as well.

The living room is also in the middle wing of the house and it has wood parquet flooring and there is a fireplace here as well.

Bobby Schwab, Broker / Consultant  
P. O. Box 418 / 2543 Highway 473  
Kendalia, Texas 78027

830.336.3532 Office

[sri@gvtc.com](mailto:sri@gvtc.com)

830.336.3536 Facsimile

[www.schwabbranchinvestments.com](http://www.schwabbranchinvestments.com)

On the West end of the house are two bedrooms and a bathroom. One of the bedrooms has access to the half bath that is located by the main entry door of the house. Floors are tile and there is wood throughout. These bedrooms are at the opposite end of the house from the master bedroom.

Next to the house is a 2 office building with an apartment upstairs. The current owners use it as an office space / library but it could be repurposed as needed. There is a large, finished, 4 car garage with a bonus room (380 square feet) over a portion of the garage that could be used for a game room, exercise room, storage, or extra sleeping space. There is a pool located in the South facing back yard as well as a cooking area.

Near the Northwest corner of the ranch is a 30' x 50' metal barn on a slab that is used for equipment and tool storage. On each end of the barn is a roll up door for easy access by equipment as needed. There is also an oversized walk through door on the West end.

Currently the ranch is under 1-d-1 open space (agricultural) appraisal and is leased to a local rancher. This could be maintained, the new owner could run their own livestock, or the ranch could be converted to Wildlife Management. There are white tail deer and other native species of game on the ranch. Most of the cedar has been cleared and the ranch has a very good number of oak and elm trees on it. Of note is the ranch that borders the LFP Ranch on the North side. This ranch of approximately 120 acres is under a conservation easement.

**NOTE: THE WELL PUMP, BOOSTER PUMP, AND PRESSURE TANK WERE ALL REPLACED IN MARCH 2024.**

The LPR Ranch is in a part of the Texas Hill Country that is highly sought after by ranch buyers. It provides privacy while at the same time the providing the owner with easy access to stores, restaurants, and other amenities. The ranch is in the Blanco Independent School District with elementary, middle, and high schools located in Blanco.

PRICE: \$2,495,000.00

ALL INFORMATION CONTAINED HEREIN WAS GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED BY BROKER. PROPERTY IS SUBJECT TO CHANGE IN PRICE / TERMS, AVAILABILITY, AND / OR REMOVAL FROM THE MARKET WITHOUT NOTICE. BROKER ADVISES BUYER TO HAVE A SURVEY MADE PRIOR TO PURCHASE.

COOPERATING BROKER / AGENT MUST BE ON FIRST SHOWING AND ALL SUBSEQUENT SHOWINGS AND INSPECTIONS FOR FULL FEE COOPERATION.